



Date : 23/01/2016

## **TITLE CLEARANCE CERTIFICATE**

1. This is to certify that I have taken searches in the Sub-Registrar – Kurla No. 3, Mumbai in respect of Leasehold land of Residential Plot situated at Building No. 50, Tagore Nagar Manoranjan Co-Op. hsg. Society Ltd., bearing Survey No. 113 (Part), City Survey No. 347 (Part), admeasuring area about 933.16 sq.mtrs., Lease area 754.36 sq. mtrs., part / layout allotted by MHADA at Village Hariyali together with the building structure standing thereon comprising the Ground Plus Three Upper Floors in Bldg. No.50, situated at Tagore Nagar, Village Hariyali, Vikhroli, Taluka Kurla, Mumbai – 400 083, Refistratio Dist. & Sub-District of Mumbai City and Mumbai Suburban (hereinafter called at “The said Land Plot”) for last more that 40 years and have found that the title of the MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHOURITY , statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976, (Mah. XXVIII 1977) (hereinafter referred to as “ the said MHADA ”) having its office at Griha Nirman Bhavan, Kalangar, Bandra (E), Mumbai – 400 051. Are clear and marketable and are free from all encumvrances of whatsoever nature.

The scheduled plot is bounded as under :-

On or towards North	:	Bldg. No. 51
On or towards South	:	Bldg. No.49
On or towards East	:	200'.00 wide Road
On or towards West	:	50'.00 wide Road



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2. MHADA in pursuance of Scheme introduced by Government constructed Bldg No. 50 consisting of 32 tenements, each having carpet area of 20.22 sq. meters. Or thereabouts on the said property for housing purposes as provided in the said Scheme.
3. All the individual allottees of said tenements formed themselves in a co-operative society viz. **TAGORE NAGAR MANORANJAN CO. OP. HOUSING SOCIETY LTD** consisting of said 32 members under registration number **B.O.M.(W-S)/ H.S.G. ( O. H.) 9057/1995 - 96**.
4. By the Deed of Sale dated 04<sup>th</sup> Jan., 1997 Registered at Bombay (Bandra) on Registered Under No. **2477/96/8697** and under the Provision of Sec. 53A of the Bombay Stamp (Amendment) Act, 1985 vide document Reg. No. **2477/96/8697** dated **04/01/1997** Before the Collector Stamps of Mumbai under 32 (1) of Bombay Stamp Act, 1976 ( MAH. XXVII) transferred, conveyed, sold assigned unto the society herein all the property consisting of Building No.50, standing on the above referred property situated at Village Hariyali, Tagore Nagar, Vikhroli, Mumbai – 400 083 and then **Tagore Nagar Manoranjan Co-Op. hsg. Society Ltd.,** for 32 members for **Rs.1,54,912/-** Exclusive Price and then **Tagore Nagar Manoranjan Co-Op. hsg. Society Ltd.,** has become owner of the said Residential Building.



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5. AND WHEREAS, **Tagore Nagar Manoranjan Co-Op. hsg. Society Ltd.**, leasehold owner of the said land and owner of the said building consisting of 32 residential tenements/units having admeasuring plot area **933.16 sq.mtrs.**, Lease area **754.36 sq. mtrs.**, In the premises the society became leasehold owner of the said land the owner of the said structure consisting of 32 residential flat and said land excluding tit bit area admeasure **754.36 sq. meters**. Without tit bit area and existed balance F. S. I. available with MHADA, that is why society members were desirous of having additions to their existing tenement and hence Resolution passed in Special General Body meeting held in **08/03/2015** decided to Re-development through **M/s. Adityaraj Builders, MR. RAJKUMAR G. KHUSHALANI**, (Pan No. **AAEPK 2658L**) and other through its partners.
6. AND WHEREAS Resolution passed in Special General Body Meeting held on **08/03/2015** regarding the work of Demolition and Reconstruction of Society existing Building of **Tagore Nagar Manoranjan Co-Op. hsg. Society Ltd.**, as per the policy of MHADA/MCGM will be undertaken for Reconstruction to **M/s. Adityaraj Builders and Authorised Chairman, Secretary and Treasurer** to signed the Development Agreement and General Power Of Attorney with the Developer **M/s. Adityaraj Builders**, as per Resolution passed in Special General Body Meeting.



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7. As the said tenements were in quite dilapidated condition unfit for human habitation, after following due legal procedure, the said society granted unto the redevelopment rights to **M/s. Adityaraj Builders**, having address at : **Bldg. No.53, Tagore Nagar, Village Hariyali, Vikhroli (E), Mumbai - 400 083**, vide development agreement dated **14/12/2015**, and registered with the concerned sub-register of Assurances Under No. **KRL2-11077/2015** on the terms and conditions as therein contained. And thereby transferred all Developing rights, title, interest in the said plot to **M/s. Adityaraj Builders**.

Confirm and verify document as

- Society Registration Certificate No. **B.O.M.(W)/S. H.S.G. ( O. H.) 9057/1995 - 96.**
- Property Card / Extract of Land C.S.T. **347 ( Part ) S. No. 113 (Part)**, of Village Hariyali Village, Vikhroli on which showing land property on the name of Maharashtra Housing & Area Development Board.
- Copy of minutes and resolution passed by **Tagore Nagar Manoranjan Co-Op. hsg. Society Ltd.**, in favour of **M/s. Adityaraj Builders** for Development of Building No. 50, Tagore Nagar Manoranjan Co-Op. Hsg. Society Ltd., of Village Hariyali, Tagore Nagar, Vikhroli, Mumbai – 400 083.



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8. In view of the above said records and searches the title **Tagore Nagar Manoranjan Co-Op. hsg. Society Ltd.**, in respect of the abovesaid MHADA allotted residential plot of land are clear and marketable and are free from all encumbrances of whatsoever nature.
9. We have perused all relevant documents and are of the opinion that the title of **Tagore Nagar Manoranjan Co-Op. Hsg. Society Ltd.**, in respect of the Residential Plot Situated at **Building No. 50, bearing Survey No. 113 (Part), City Survey No. 347 (Part )**, admeasuring plot area about 933.16 sq.mtrs., Lease area 754.36 sq. mtrs., part / layout allotted by MHADA at Village Hariyali, Vikhroli, together with the building structure standing thereon comprising the Ground Plus Three Upper Floors in Bldg. No.50, situated at Tagore Nagar, Village Vikhroli, Taluka Kurla, Mumbai – 400 083. And Whereas Maharashtra Housing & Development Area Board (Mhada)has surveyed the plot.

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Dhale Sadan, JM Road,

Gavdevi Sarvodya Nagar, bhandup (W), Mumbai – 400 078.